

**Preserve West Tisbury Subcommittee Minutes
February 2, 2021**

Via Zoom: Whit Griswold, Heikki Soikkeli, Ivory Littlefield, Sam Look.

Whit: Spoke to Jen Rand about a fall special town meeting. Fall special meetings are not automatic. The BOS calls them. No particular lead time for articles. Does not give us a framework for scheduling.

Also, Housing Bank planning on going on the Spring 2022 is there any reason to be cautious about the two issues ending up on the same warrant? Do the two issues dilute each other? Help each other?

Ivory: Our issue could really absorb a meeting. As could the Housing Bank. That might be a reason to keep them separate.

Discussion: What do we need to do to keep this effort moving forward?

At least 2 public info sessions, April & May
There is not really as much time as we think.

Need to have our initial wave of salesmanship done by the end of May. Folks are distracted in the summer. Better to have done outreach before the summer in case there is an early fall meeting. If the meeting is later we can always hold more info sessions, etc. again in the fall.

Do we need to hire a lawyer? Do we know anyone who might take a look and give heir legal opinion?

What is the role of the zoning and planning board in enforcement? This is a zoning document. Applicants would go to PB and then go to zoning if they were unhappy with the decision?

Whit: We don't need to spend a lot of time worrying about who should adjudicate this bylaw. That is up to the town boards.

Ivory: Love to get Joe's input. Incorporate whatever he says and then get it to MVBA regulatory committee.

Sam: How about going to the ZBA? Check with Jane about whether this is a next step.

Sam: Do we need to use some of this time to tighten up some of the core zoning bylaws so that our bylaw can reference clearer definitions?

Group: No, that is outside the scope of our work and we can define things as need be within the bylaw.

Brief discussion of details of structure definitions and what fits into what part of the allowance:

When does a pool house become a detached bedroom? Have to remember that building permits will also go before the Board of Health. They have a lot to say about what is a bedroom, and what is needed for septic flow.

How do we delineate between what is and what is not in the allowance, among accessory structures?

Should the language about the 3500 allowance reference “conditioned” spaces? A HERS rating is part of the special permit process.

Discussion about details stopped. For now we just need to think about next procedural steps to move this forward. Whose feedback would be helpful at this stage? Starting with Building Inspector, Zoning Board. After which, Reid, Joan Malkin for legal perspective, Chuck Hodgkinson, MVBA regulatory committee.

Plan to meet next Tuesday or Wednesday once we know more about Joe’s timing and ability to get comments back to us.

Motion to approve the minutes from 1/23/21, seconded. Discussion: Whit made the observation that the 1/23 minutes reflect multiple times that Heikki reminded the rest of the group that there is always the option of going for a special permit. That 4500 sq ft (on 3 acres) is not an absolute cap. Maybe we do not need to get too bogged down in tiny details when there is this sort room to work within. Unanimous vote to approve the minutes.

Meeting Adjourned.

Minutes approved 02/12/21